



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

### Tentative Parcel Map No. 061844

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No. 22	
PUBLIC HEARING DATE 9-11-2007	

<b>APPLICANT</b> Olson Vargas Homes, Inc.	<b>OWNER</b> Olson Vargas Homes, Inc	<b>REPRESENTATIVE</b> Gilbert Engineering, Inc.	
<b>REQUEST:</b> To create two (2) single family lots on 0.40 acres			
<b>LOCATION/ADDRESS</b> 9439 East Naomi Avenue	<b>ZONED DISTRICT</b> Santa Anita-Temple City		
<b>ACCESS</b> Naomi Avenue	<b>COMMUNITY</b> East Pasadena-San Gabriel		
	<b>EXISTING ZONING</b> R-A (Residential Agricultural / 5,000 Square Feet Minimum Required Lot Area		
<b>SIZE</b> 0.40 gross acres/0.37 net acres	<b>EXISTING LAND USE</b> Single family residential	<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Flat
<b>SURROUNDING LAND USES &amp; ZONING</b>			
<b>North:</b> Apartments, condominiums, single family homes/R-A		<b>East:</b> Single family homes, condominiums, apartments, church/R-A	
<b>South:</b> Single-family residences; Temple City High School/R-A		<b>West:</b> Single family homes, rest home, apartments/R-A	
<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Los Angeles Countywide General Plan	1 (Low Density Residential; 1-6 du/ac)	2 du	Yes
<b>ENVIRONMENTAL STATUS</b> Categorical Exemption (Class 15)			
<b>DESCRIPTION OF SITE PLAN</b> The tentative map dated December 16, 2004, depicts two (2) lots. The property is improved with one existing single family house, a garage and pool, all of which will be demolished. No grading is proposed.			
<b>KEY ISSUES</b> <ul style="list-style-type: none"><li>Project must comply with the East Pasadena—San Gabriel Community Standards District requirements for minimum front yard depth, side yard setbacks, rear yard setbacks, 50% front yard softscape, and total lot coverage. These will be ensured at the time of building permit issuance.</li></ul>			

#### TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
<b>SPEAKERS*</b> (O) (F)	<b>PETITIONS</b> (O) (F)	<b>LETTERS</b> (O) (F)

\*(O) = Opponents (F) = In Favor

## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements      \_\_\_\_ 20 Acre Lots      \_\_\_\_ 10 Acre Lots      \_\_\_\_ 2½ Acre Lots      \_\_\_\_ Sect 191.2

☒ Street improvements      \_\_\_\_ Paving      X Curbs and Gutters      X Street Lights  
     \_ Street Trees      \_\_\_\_ Inverted Shoulder      X Sidewalks      \_\_\_\_ Off Site Paving \_\_\_\_ ft.

☒ Water Mains and Hydrants☒ Drainage Facilities☒ Sewer      ☐ Septic Tanks      ☐ Other \_\_\_\_\_☒ Park Dedication "In-Lieu Fee"

## SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester &amp; Fire Warden

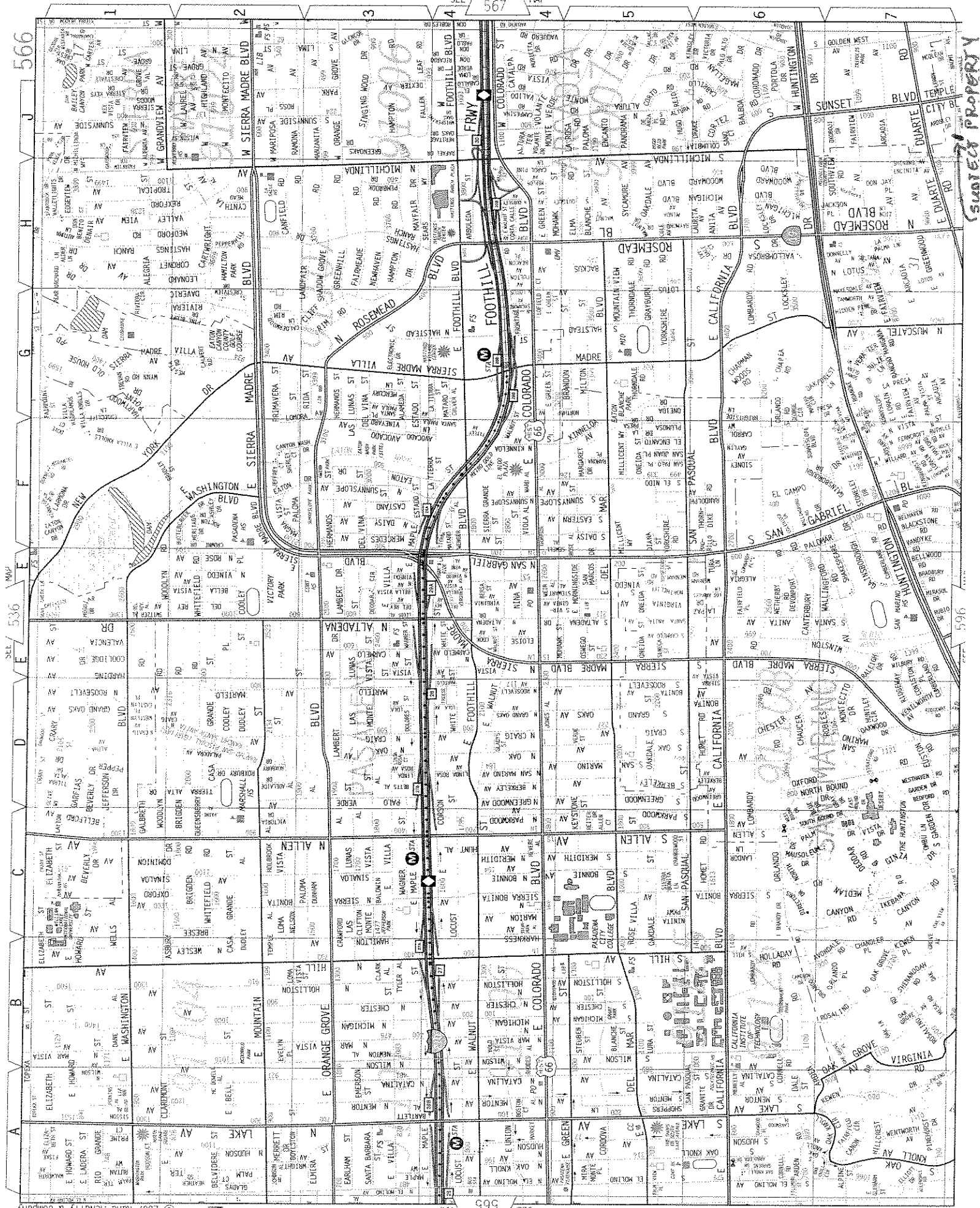
Parks &amp; Rec.

Health

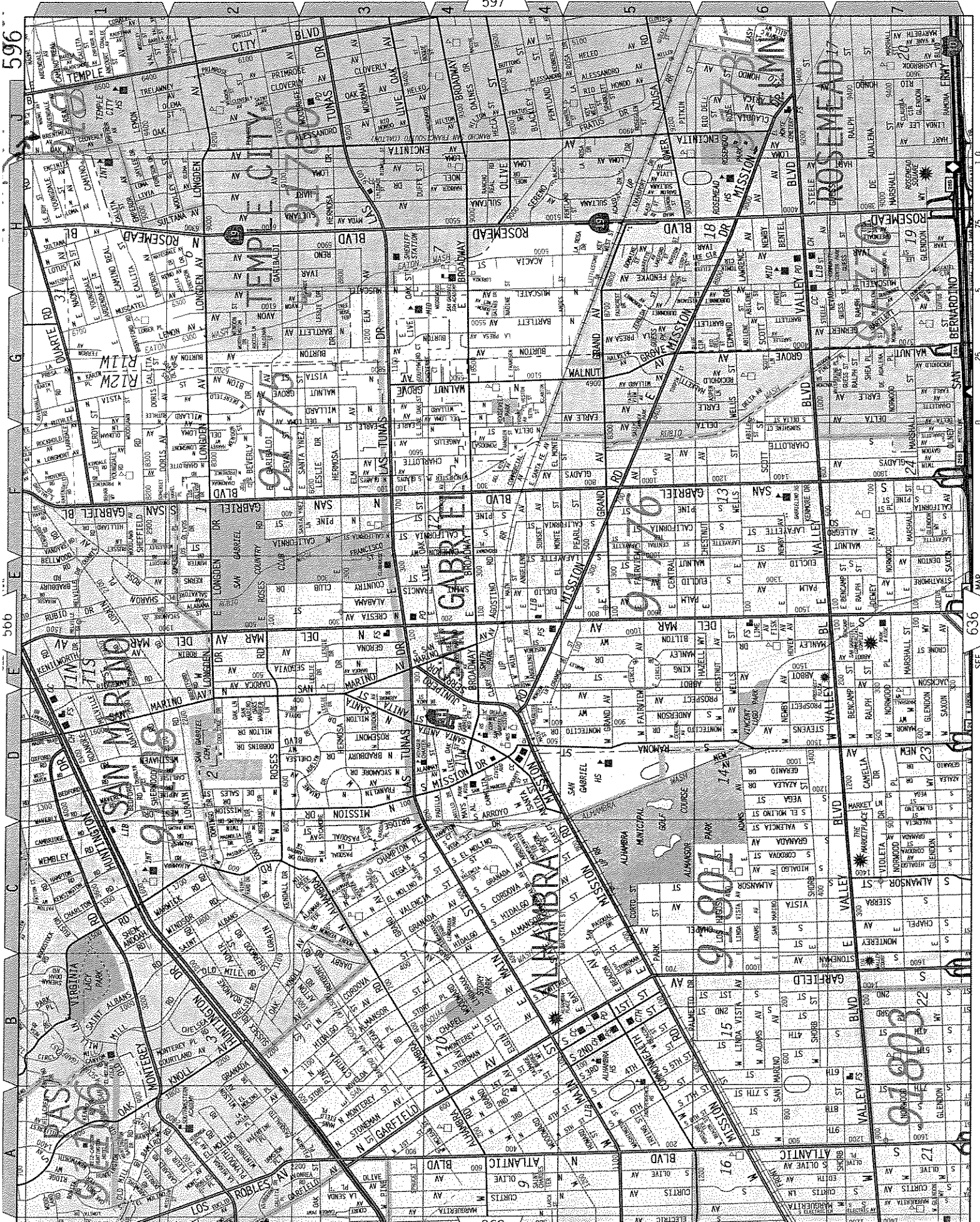
Planning

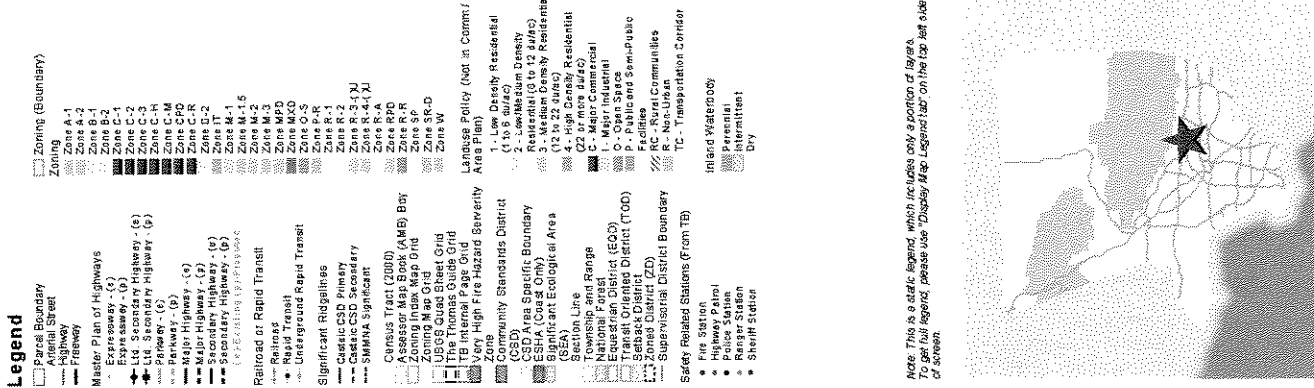
## ISSUES AND ANALYSIS











**TENTATIVE PARCEL MAP NO. 061844  
STAFF ANALYSIS  
FOR SEPTEMBER 11, 2007 HEARING OFFICER PUBLIC HEARING**

**PROJECT OVERVIEW**

The applicant, Olson Vargas Homes, Inc., proposes a creation of two (2) single family lots on approximately 0.40 gross acres. The proposal requires approval of Tentative Parcel Map No. 061844 ("PM 061844") for the subdivision.

The subject property is located at 9439 East Naomi Avenue in the Santa Anita-Temple City Zoned District. The project is proposing no grading.

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the boundaries of the East Pasadena-San Gabriel Community Standards District ("CSD") and is required to comply with all of the land use requirements and development standards imposed by the CSD and existing R-A (Residential Agricultural—5,000 Square Feet Minimum Required Lot Area) Zone.

No issues have been identified at this time.

**DESCRIPTION OF PROJECT PROPERTY**

Location: The property is located at 9439 East Naomi Avenue in the Santa Anita-Temple City Zoned District in the unincorporated community of East San Gabriel.

Physical Features: The subject property is approximately 0.40 gross acres in size and comprised of one lot. The property is rectangular in shape with flat terrain.

Access: Access to the project will be provided via Brentmead Avenue, a 40 foot wide public street.

Services: Domestic water service will be provided by the East Pasadena Water Company. Domestic sewer service will be provided by Los Angeles County Sanitation District No. 15. The project is within the boundaries of the Temple City Unified School District and Union High School District.

**ENTITLEMENTS REQUESTED**

Tentative Parcel Map: The applicant requests approval of Tentative PM 061844 to create



two (2) single family lots on approximately 0.40 gross acres.

### **EXISTING ZONING**

Subject Property: The subject property is zoned R-A.

Surrounding Properties: Surrounding zoning is also R-A and R-1 (Single Family Residential—5,000 Square Foot Minimum Required Lot Area).

### **EXISTING LAND USES**

Subject Property: The subject property consists of one lot improved with one single family residence, a garage and pool that will be demolished.

Surrounding Properties: Surrounding uses are single family residences, apartments, condominiums, a church, and Temple City High School.

### **PREVIOUS CASE/ZONING HISTORY**

The current R-A zone was created in 1927 following the adoption of Ordinance Number 1494. This parcel was created by TR 25275.

### **PROJECT DESCRIPTION**

PM 061844 dated December 16, 2004 depicts a residential development of two (2) single family lots on approximately 0.40 gross acres. The project site is improved with one single family residence, a garage and pool that will be demolished. These parcels are proposed to be a minimum 5,621 square feet with no grading proposed.

### **EAST PASADENA-SAN GABRIEL CSD**

Pursuant to Section 22.44.135 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the CSD. At the time of future development, the residences will be subject to plot plan review and must meet the development standards of the CSD and County Code. These include minimum front yard depth, side yard setbacks, rear yard setbacks, 50% front yard softscape, and total lot coverage.

### **GENERAL PLAN CONSISTENCY**

The subject property is consistent with the Los Angeles Countywide General Plan ("General Plan") and depicted within the Low Density Residential ("1") category on the Land Use Policy Map. This category of the General Plan identifies areas particularly



suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to six units per gross acre. The applicant's proposal to create two parcels, approximately five dwelling units per acre, is consistent with the density allowed under the land use category.

Additional applicable General Plan policies and goals include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

The following goals of the Land Use Element apply to the proposed subdivision:

- Coordination with Public Services: To provide for land use arrangements that take full advantage of existing public service and facility capacities.
- Quality Neighborhoods: To maintain and enhance the quality of existing residential neighborhoods.
- Coordination with Transportation: To coordinate land use with existing and proposed transportation networks.

**ENVIRONMENTAL DOCUMENTATION**

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Under a Class 15 Categorical Exemption, division of property in urbanized areas zoned for residential use into four or fewer parcels are exempt from provisions of CEQA.

**COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map and exhibit map dated December 16, 2004, and recommends the attached conditions.

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

On August 8, 2007, approximately 400 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in The San Gabriel Tribune and La Opinion on August 10 and August 11, respectively. Project materials, including tentative parcel map, land use map and recommended conditions were sent to the Rosemead Library on August 8, 2007. A public hearing notice was posted on the subject property on August 11, 2007. Public hearing materials were also posted on the Department of Regional Planning's website.

**CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING**

At the time of writing, no correspondence has been received from the public regarding this project.

**STAFF EVALUATION**

The proposed development is consistent with provisions of the General Plan. The subject property is consistent with the density allowed under the land use category as well as the existing lot sizes and character of the surrounding area.

**STAFF RECOMMENDATION**

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing and approve Tentative Parcel Map No. 061844, subject to the attached recommended conditions of the Subdivision Committee.

**Attachments:**

- Factual
- Draft Findings
- Draft Conditions
- Tentative Parcel Map No. 061844 dated December 16, 2004
- Land Use Map
- GIS-NET Map
- Photographs

SMT:DCK:dck  
9/06/07

**DRAFT  
FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
FOR TENTATIVE PARCEL MAP NO. 061844**

1. The Hearing Officer of Los Angeles County conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 061844 on September 11, 2007.
2. Tentative Parcel Map No. 061844 is a proposal to create two (2) single family lots on 0.40 gross acres.
3. The subject site is located at 9439 East Naomi Avenue, San Gabriel.
4. The rectangular property is approximately 0.40 gross acre in size with flat topography. The site is improved with one single family residence, a garage and pool which will be demolished.
5. Access to proposed Lot 1 will be provided via Brentmead Avenue, a 40 foot wide public street. Access to proposed Lot 2 will be via Brentmead Avenue.
6. The project site is currently zoned R-A (Residential Agricultural—5,000 Square Foot Minimum Required Lot Area). Surrounding zoning is R-A to the north, south, east, and immediate west, with R-1 (Single Family Residential—5,000 Square Foot Minimum Required Lot Area) further west. City of Arcadia is to the northwest.
7. Surrounding uses are single family residences, apartments, condominiums, a church, and Temple City High School.
8. The proposed project is consistent with the R-A zoning classification. Pursuant to Section 22.20.410 of the Los Angeles County Code single-family residences are permitted in the R-A zone.
9. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the Los Angeles County General Plan. The project provides single family housing, increases the supply of housing, and promotes the efficient use of land through a more concentrated pattern of urban development.
10. The property is depicted within the Low Density Residential land use category (density of one to six dwelling units per acre) of the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map. This land use designation would allow a maximum of two dwelling units on the site. The applicant has proposed two dwelling units, at a density of five dwelling units per acre.

11. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of General Plan. The project provides single family housing, increases the supply of housing, and promotes the efficient use of land through a more concentrated pattern of urban development.
12. ***COMMENT ON PUBLIC CORRESPONDENCE.***
13. ***COMMENT ON ORAL AND WRITTEN TESTIMONY AT THE PUBLIC HEARING.***
14. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the east, west and south.
15. The site is physically suitable for the type of development and density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
16. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
17. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
18. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
19. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements



20. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
21. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
22. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
23. A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

**THEREFORE**, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 061844 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING  
TENTATIVE PARCEL MAP NO. 061844**

**TENTATIVE MAP DATE: 12-16-2004**

**DRAFT CONDITIONS**

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance), the area requirements of the R-A zone, and the East Pasadena-San Gabriel Community Standards District.
2. Provide minimum 50 foot street frontage on all lots.
3. Remove all existing structures prior to final map approval. Provide proof of removal.
4. The subdivider or the current owner shall plant at least one tree within the front yard of the lot. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of Regional Planning and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
5. A final parcel map is required for this land division. A parcel map waiver is not allowed.
6. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's

**DEPARTMENT OF REGIONAL PLANNING  
TENTATIVE PARCEL MAP NO. 061844**

**TENTATIVE MAP DATE: 12-16-2004**

**DRAFT CONDITIONS**

counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 061844 (Rev.)

Page 1/2

TENTATIVE MAP DATED 12-16-2004

The following reports consisting of 9 pages are the recommendations of Public Works.

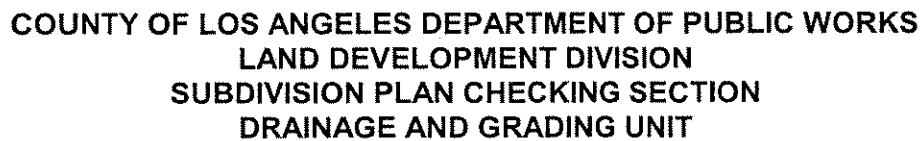
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.



7. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 6450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW

REV TENTATIVE MAP DATED 12/16/04

[X] Approval of this map pertaining to drainage is recommended.

☒ Approval of this map pertaining to grading is recommended.

TIMOTHY CHEN

Date 01/06/05 Phone (626) 458-4921

**County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925**

**DISTRIBUTION**  
 \_\_\_\_\_ Geologist  
 \_\_\_\_\_ Soils Engineer  
 \_\_\_\_\_ 1 GMED File  
 \_\_\_\_\_ 1 Subdivision

**PARCEL MAP** 61844, 9439 East Naomi Ave.  
**SUBDIVIDER** Olsen Vargas Homes  
**ENGINEER** Gilbert Engineering  
**GEOLOGIST** \_\_\_\_\_  
**SOILS ENGINEER** \_\_\_\_\_

**TENTATIVE MAP DATED** 12-16-04, 1st Revision  
**LOCATION** San Gabriel  
**REPORT DATE** \_\_\_\_\_  
**REPORT DATE** \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☐ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,  
 or  
 delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."

**TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A soils engineering report may be required prior to approval of building or grading plans.
- ☒ The Soils Engineering review dated 12-5-05 is attached.
- ☐ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_

Prepared by Robert O. Thomas Reviewed by [Signature] Date 01-03-05

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

**SOILS ENGINEERING REVIEW SHEET**

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 5.0  
Job Number LX001129  
Sheet 1 of 1

Ungraded Site Lots

Tentative Map (Parcel) 61844

Location	<u>9439 East Naomi Avenue, San Gabriel</u>
Developer/Owner	<u>Olsen Vargas Homes</u>
Engineer/Architect	<u>Gilbert Engineering</u>
Soils Engineer	<u>-----</u>
Geologist	<u>-----</u>

**DISTRIBUTION:**

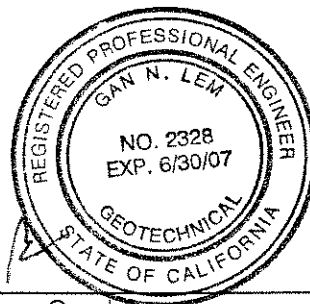
<input type="checkbox"/>	Grading/ Drainage
<input type="checkbox"/>	Geo/Soils Central File
<input type="checkbox"/>	District Engineer
<input type="checkbox"/>	Geologist
<input type="checkbox"/>	Soils Engineer
<input type="checkbox"/>	Engineer/Architect

Review of:

Tentative Map (Parcel) Dated By Regional Planning 12/16/04  
Previous review sheet dated 9/14/04

**ACTION:**

Tentative Map feasibility is recommended for approval.



Prepared by \_\_\_\_\_ Date 12/5/05  
Gan Lem

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Gan:parcel-61844



The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Permission is granted to maintain the existing 40 feet of right of way on Brentmead Avenue due to title limitations.
2. Repair any displaced, broken, or damaged curb, gutter, driveway apron and pavement on Naomi Avenue and Brentmead Avenue abutting this subdivision.
3. Close any unused driveways along the property frontages with standard curb, gutter, and sidewalk.
4. Construct sidewalk adjacent to the property line along the property frontage on Brentmead Avenue to the satisfaction of Public Works.
5. Reconstruct the existing curb return at the intersection of Naomi Avenue and Brentmead Avenue to provide full-width sidewalk at all walk returns, curb ramp, and standard curb return to the satisfaction of Public Works.
6. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring on Brentmead Avenue and Naomi Avenue along the property frontage to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
  - c. The proposed development is within an existing Lighting District. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

7. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Prepared by John Chin  
Reviewed by Henry Wong *HW*  
PM61844R-REV1.DOC

Phone (626) 458-4915

Date 01-10-2005

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 061844 (Rev.)

Page 1/1

TENTATIVE MAP DATED 12-16-2004

The subdivision shall conform to the design standards and policies of Temple City, in particular, but not limited to the following items:

Approved without conditions. There is existing sewer in the area.

Prepared by Nathan Howell s  
Reviewed by Henry Wong -HW  
pm61844s-rev1

Phone (626) 458-4921

Date 01-20-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.

Prepared by Janet Rodriguez  
Reviewed by Henry Wong *HW*  
pm61844w-rev1.doc

Phone (626) 458-4921

Date 01-20-2005



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

RP- Raman

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 61844 Map Date 16-DEC-04

C.U.P. \_\_\_\_\_ Vicinity Arcadia

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☐ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: The proposed street shall meet the minimum requirements as set forth by the Department of Public Works.

By Inspector: Janna Masi Date February 27, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 61844 Tentative Map Date 16-DEC-04

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is \_\_\_\_\_ gallons per minute at 20 psi for a duration of \_\_\_\_\_ hours, over and above maximum daily domestic demand. \_\_\_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install \_\_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).
- Install \_\_\_\_\_ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: \_\_\_\_\_
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per East Pasadena Water Co. fire flow dated 07-26-06, the existing fire hydrant is adequate.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date February 27, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION REPORT



Tentative Map # 61844      DRP Map Date: 12/16/2004      SCM Date: / /      Report Date: 01/19/2005  
Park Planning Area # 42      WEST SAN GABRIEL VALLEY      Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation,

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$3,478

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$3,478 in-lieu fees.

Trails:

No trails.

Comments:

To subdivide 1 lot into 2 single family lots, with credit for 1 existing house to be removed, net density increase of 1 unit.

Contact Patrocenia T. Sobrepeña, Acting Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:   
James Barber, Advanced Planning Section Head

Supv D 5th  
January 12, 2005 15:40:20  
QMB02F.FRX





LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 61844      DRP Map Date: 12/16/2004      SMC Date: / /      Report Date: 01/19/2005  
Park Planning Area # 42      WEST SAN GABRIEL VALLEY      Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	1	0.01
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$347,828	\$3,478

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$347,828	\$3,478



COUNTY OF LOS ANGELES

# Public Health

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JOHN F. SCHUNHOFF, Ph.D.**  
Acting Chief Deputy

Environmental Health  
**ARTURO AGUIRRE, R.E.H.S., M.A.**  
Director of Environmental Health

Bureau of Environmental Protection  
Mountain & Rural/Water, Sewage & Subdivision Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)



**BOARD OF SUPERVISORS**

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November 22, 2006

Parcel Map No. 061844

Vicinity: Temple City

Addendum Letter to Tentative Parcel Map Date: December 16, 2004(1<sup>st</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to **Tentative Parcel Map 061844** and the map has been cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **East Pasadena Water Company**, a public water system, which guarantees water connection and service to all parcels. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #15** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valent, E.H.S IV  
Mountain and Rural/Water, Sewage, and Subdivision Program